058.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,000 / 670,000
					USE VALUE:	670,000 / 670,000
					ASSESSED:	670,000 / 670,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEIRNAN VICTORIA P &	
Owner 2:	MACDONALD DENNIS F	
Owner 3:		
Street 1:	30 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KEIRNAN VICTORIA P--ETAL -
Owner 2:	MACDONALD DENNIS F -
Street 1:	30 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,635 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4635.000	278,700		391,300	670,000
Total Card	0.106	278,700		391,300	670,000
Total Parcel	0.106	278,700		391,300	670,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.38 | /Parcel: 338.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38060
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,800	0	4,635.	391,300	670,100	670,100	Year End Roll	12/18/2019
2019	101	FV	232,300	0	4,635.	385,700	618,000	618,000	Year End Roll	1/3/2019
2018	101	FV	224,800	0	4,635.	296,300	521,100	521,100	Year End Roll	12/20/2017
2017	101	FV	224,800	0	4,635.	279,500	504,300	504,300	Year End Roll	1/3/2017
2016	101	FV	224,800	0	4,635.	257,200	482,000	482,000	Year End	1/4/2016
2015	101	FV	219,200	0	4,635.	240,400	459,600	459,600	Year End Roll	12/11/2014
2014	101	FV	219,200	0	4,635.	221,400	440,600	440,600	Year End Roll	12/16/2013
2013	101	FV	219,200	0	4,635.	221,400	440,600	440,600		12/13/2012

!4931!

PRINT

Date	Time
12/10/20	19:53:35

LAST REV

Date	Time
10/02/18	15:51:15

mmcmakin

USER DEFINED

Prior Id # 1:	38060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.: 4931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEIRNAN VICTORI	65909-390		8/14/2015	Convenience	1	No	No		
	20934-525		12/1/1990		183,400	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2002	250	Redo Kit	12,000	C				REMODEL KITCHEN-NE
5/1/2001	267	Wood Dec	9,500	C				DEMO PORCH-ADD 16X

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Entry Denied	189	PATRIOT
3/7/2000	Inspected	264	PATRIOT
2/16/2000	Missed Appt.	276	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	277	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4635		Sq. Ft.	Site		0	70.	1.21	6									391,335						391,300	

Total AC/HA: 0.10640 | Total SF/SM: 4635 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,335 | Spl Credit | Total: 391,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	78000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378670
Depreciation:	99969
Depreciated Total:	278701

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

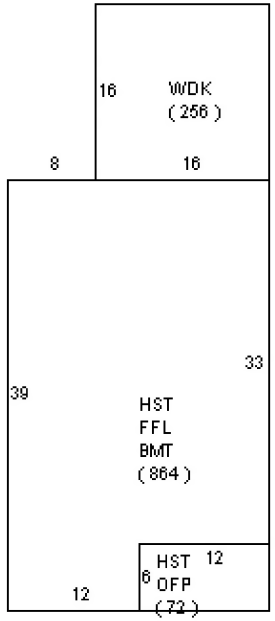
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	110.42
Final Total:	278700	Val/Su SzAd	209.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	76.750	66,313
FFL	First Floor	864	171.990	148,600
HST	Half Story	468	171.990	80,491
WDK	Deck	256	9.710	2,485
OFP	Open Porch	72	38.630	2,781

Net Sketched Area:	2,524			Total:	300,670
Size Ad	1332	Gross Are	2992	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: